

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
03-27-02 Item:

File Number
PDC01-03-036

Application Type
Planned Development Rezoning

Council District
9

Planning Area
Cambrian-Pioneer

Assessor's Parcel Number(s)
414-32-005

PROJECT DESCRIPTION

Completed by: John W. Baty

Location: Southeast corner of Bascom Avenue and Camden Avenue

Gross Acreage: 0.52

Net Acreage: 0.52

Net Density: N/A

Existing Zoning: CP-Commercial Pedestrian

Existing Use: Gasoline service station

Proposed Zoning: A(PD) Planned Development

Proposed Use: Gasoline station with car wash facility

GENERAL PLAN

Completed by: JWB

Land Use/Transportation Diagram Designation
General Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JWB

North: Automobile service facility

CP-Commercial Pedestrian

East: Commercial/office building

CP-Commercial Pedestrian/CO-Commercial Office

South: Commercial/office building

CP-Commercial Pedestrian

West: Commercial building

CP-Commercial Pedestrian

ENVIRONMENTAL STATUS

Completed by: JWB

☐ Environmental Impact Report found complete
☒ Mitigated Negative Declaration

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: JWB

Annexation Title: White Oaks No. 1-A

Date: March 7, 1956

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

() Approval
(X) Approval with Conditions
() Denial

Date:

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/OWNER/DEVELOPER

Mark Dorrell
Chevron Products Co.
6001 Bollinger Canyon Road
San Ramon, CA 94583

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: JWB

Department of Public Works

See attached memorandum.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

- City Council Policy 6-10: Drive-Through Uses
- Letter from adjacent property owner: Royal Pools.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Mark Dorrell, is requesting a rezoning of a 0.52 gross acre site from CP-Commercial Pedestrian Zoning District to A(PD) Planned Development to allow the demolition of an existing 2,044 square-foot service station building and the construction of a 1,738-square foot automatic drive-through car wash facility along the easterly property line. The existing pump islands and overhead canopy are not proposed to be expanded or modified. Access to the site will be provided through two existing curb cuts. The existing gas station currently operates 24-hours. However, the proposed car wash will operate between 8:00 a.m. and 9:00 p.m.

The subject site is rectilinear in shape with approximately 140 feet of frontage on South Bascom Avenue and 120 feet of frontage on Camden Avenue. Surrounding land uses include office and retail uses to the south, commercial and office uses to the west across South Bascom Avenue and to the east across Camden Avenue, and an automobile service facility to the north across the intersection of South Bascom and Camden Avenues.

GENERAL PLAN CONFORMANCE

The proposed commercial use is consistent with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of General Commercial.

ENVIRONMENTAL REVIEW

An Initial Study was prepared and a Mitigated Negative Declaration was issued for the project on December 21, 2002, indicating that the proposed project will have less than significant impact on the environment. The key environmental issues addressed are noise and traffic. The Negative Declaration was protested based on noise impacts. The hearing on the matter of the protest will be conducted just prior to the hearing on the rezoning (see related staff report regarding the ND protest).

The proposed car wash is located approximately 200 feet from the nearest single-family detached residence located to the south on Calvin Avenue.

A noise assessment was prepared that demonstrates that, with mitigation, project generated noise at adjacent property lines can be reduced to levels that meet the City's General Plan Noise standards. The addition of a dryer silencing system and a noise control barrier along the property line closest to the car wash exit will effectively reduce noise levels at adjacent property lines to less than significant levels (60 dBA or less). Car wash noise within the adjacent Royal Pools building to the east and the office building to the south (45 dB DNL and 50 dB DNL respectively) will be inaudible.

During the proposed hours of operation (8:00 a.m. to 9:00 p.m.) project-generated noise (60 dBA) will be less than the existing range of ambient noise levels (61.9 dBA to 66.2 dBA) which results primarily from existing traffic on Bascom and Camden Avenues.

The intersection of South Bascom Avenue and Camden Avenue is currently operating at a Level of Service (LOS) "E" in the morning and "D" in the evening. The traffic analysis conducted for this project shows that the proposed car wash facility will not significantly impact the intersection of South Bascom and Camden Avenues. The project conforms to the Transportation LOS Policy.

ANALYSIS

The proposed project was analyzed for conformance to the following: 1) Zoning Ordinance, 2) Commercial Design Guidelines, and 3) Council Policy 6-10: Drive-Through Uses.

Zoning Code

The project proposes a total of six (6) parking spaces and complies with the applicable parking requirements of one space per employee, one space adjacent to air/water service and one space for general use. The project conforms to the setback standards for the CP-Commercial Pedestrian Zoning District. The project does not include repair use.

Commercial Design Guidelines

The proposed automatic, drive-through car wash addition to the existing gasoline station is consistent with the Commercial Design Guidelines for service stations and car washes in terms of site organization, setbacks, building design, drive-through orientation, parking and site circulation.

The Commercial Design Guidelines require the drive-through stacking lane to be physically separated from the parking lot by a landscape strip. Truck circulation patterns and positions for tank filling are proposed to be limited to late evening hours to avoid conflicts with customer circulation patterns and parking. Due to the location of the underground storage tank field beneath the proposed parking, a paint-striped area with curb is provided to separate the parking spaces adjacent to the stacking lane.

Council Policy 6-10: Drive-Through Uses

The proposed drive-through car wash addition to the existing service station is consistent with the Council Policy for Drive-Through Uses. The drive-through stacking lane provides adequate capacity for up to five (5) cars. The drive-through stacking lane is adequately situated to follow the southerly and easterly property

lines so as not to cause overflow onto public streets and parking lot circulation aisles. The site will continue to take access from the existing curb-cuts on South Bascom Avenue and Camden Avenue.

PUBLIC OUTREACH

Notices for the environmental review and public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site. A neighborhood meeting is scheduled for April 18, 2002. Since this meeting will occur after the preparation of this report, Staff will summarize the results of the meeting at the hearing.

RECOMMENDATION

The Planning Staff recommends that the Planning Commission approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed project conforms to the General Plan Land Use/Transportation Diagram Designation of Neighborhood/Community Commercial.
2. The proposed project is consistent with applicable requirements of the Zoning Ordinance.
3. The proposed project is consistent with the Commercial Design Guidelines.
4. The proposed project is consistent with Council Policy 6-10 pertaining to drive-through uses.
5. The proposed project is compatible with the existing surrounding commercial uses.
6. The proposed project will not impact any nearby residential uses.

Attachments

- c: Mark Dorrell, Chevron Products Company, 3160 S. Bascom Avenue, San José, CA 95124
Jerry Strangis, 1314 Lincoln Avenue, Suite A, San José, CA 95125